Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
An Association of Attorneys
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215
FTEC File No. 32950-04-2016

Record & Return To:
First Title & Escrow Company, Inc.
3811 Bedford Ave, Suite 205
Nashville, TN 37215

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2016.

Notary Public

My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charles E. Greer, Kristen Greer 419 Ellendale Avenue Nashville, TN 37205	New owner	Map and Parcel No.: 116 11 0 005 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joan K. Raskin, unmarried, and Susan R. Law, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles E. Greer and Kristen Greer, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 419 Ellendale Avenue, Nashville, TN 37205

This property has never served as the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20160046195 DEEDWARR
Recvd: 06/01/16 15:06 3 pgs
Fees: 18.00 Taxes: 4532.50
20160601-0055216

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2016.

Joan K. Raskin

Susan R. Law

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joan K. Raskin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2016.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan R. Law**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2016.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Being Lot No. 11 of Block "B" in the Subdivision of the Thomas H. Malone and the Ellen Fall Malone Lands in the 7th, formerly the 11th Civil District of said County, and according to a plan thereof made by W. B. Southgate, but not recorded, is described as follows:

Beginning on the westerly margin of Ellendale Avenue at the northeast corner of Lot No. 10 on said plan; thence northwestwardly along the westerly margin of said Avenue 150 feet to the southeast corner of Lot No. 12; thence southwestwardly along the line between Lots Nos. 11 and 12, 262 feet to a point in the northeasterly or rear line of Lot No. 6; thence southeastwardly along the rear line of Lots Nos. 6 and 7, 149-1/2 feet to the northwest corner of said Lot No. 10; thence along the line between Lots Nos. 10 and 11, northeastwardly 250 feet to the beginning.

Being the same property conveyed to Joan K. Raskin and Susan R. Law, as tenants in common by Quitclaim Deed dated December 27, 2011 from Joan K. Raskin, as Executrix of the Estate of Rebecca K. Raskin, deceased of record in Instrument No. 20111127-0101074, Register's Office for Davidson County, Tennessee. (As to an undivided one-half (1/2) interest) And By Quitclaim Deed from EBR Ellendale Trust dated May 27, 2015, of record in Instrument No. 20150604-0052524, Register's Office for Davidson County, Tennessee. (As to an undivided one-half (1/2) interest).

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 116 11 0 005 00.
2. Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 11 0 005 00.